



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Authorize City Manager to accept a donation offer on behalf of the City of Lodi of various indoor sporting and athletic facility equipment from Dave Vaccarezza; approve letter of understanding addressing the donation; and authorize staff to obtain bids as needed for transportation and warehouse storage space

**MEETING DATE:** February 6, 2002

**PREPARED BY:** Parks and Recreation Director

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**RECOMMENDED ACTION:** Authorize City Manager to accept a donation offer on behalf of the City of Lodi of various indoor sporting and athletic facility equipment from Dave Vaccarezza; approve letter of understanding addressing the donation; and authorize staff to obtain bids as needed for transportation and warehouse storage space.

**BACKGROUND INFORMATION:** Mr. Vaccarezza, owner of Breakaway Sports in Galt, California has offered to donate several facility items from his business to the City of Lodi Parks and Recreation Department.

Items include two full size basketball courts and standards, two indoor soccer arenas, scoreboards, bleachers, snack bar concession operations, modular restrooms, modular offices, and a variety of other items. A list of items is attached.

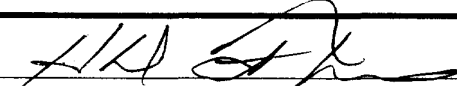
Mr. Vaccarezza has requested that all the donated items be used to benefit the participants in Parks and Recreation activities and programs in Lodi.

Staff recommends acceptance of this generous offer with the stipulation that if the City does not utilize the major items within 24 months then all items will be returned to Mr. Vaccarezza. The donation of this equipment has a very exciting possible benefit to our operations. Whether we find a way to set up the floors and use them immediately or incorporate them into the new Indoor Complex in the future they would represent a welcome addition to our list of assets.

Staff has begun investigating possible set up options for the floors for both basketball and soccer uses. Large warehouse or open span buildings are needed and there would be lease costs involved with utilizing facilities which have been identified.

Transportation of the equipment and storage of the equipment is our most pressing challenge and we are informed that roughly 8,000 sq. ft. of space may be needed. Mr. Vaccarezza has offered to allow storage of the items for up to twelve months at no charge to the City. If Council accepts this donation,

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

01/30/02



## CITY OF LODI

## COUNCIL COMMUNICATION

staff recommends that Council also approve staff to obtain bids for transportation and warehouse space for storage as needed in the future. Research indicates that warehouse space in our area leases for between \$.22 and \$.46 per square foot per month.

**FUNDING:**

Transportation costs under investigation at this time.

Any needed funding to come from City contingency funds.

  
Roger Baltz  
Parks and Recreation Director

RB:tl

cc: City Attorney

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

01/30/02

# DRAFT

January 30, 2002

Mr. David Vaccarezza  
P.O. Box 2696  
Lodi, California 95241-2696

## LETTER OF UNDERSTANDING:

Dear David;

This letter is written in response to recent conversations regarding a possible donation to the City of Lodi. You indicated a willingness to consider donating equipment and items from your Breakaway Sports business to the City. This offer is very generous and exciting for us for many reasons.

This letter is intended to clarify the donated items and the manner in which the items will be utilized. The donation will consist of all items listed on the attached memo inventory sheets (attachment A). The City will collect and store the equipment/items or utilize them at locations of its choosing. If requested by City, storage of the items will be provided by Mr. Vaccarezza at no cost to the City for up to twelve (12) months from the date of acceptance of the donation offer. If after twelve (12) months, storage of some or all of the equipment/items is still required and if Mr. Vaccarezza's storage facilities are available, Mr. Vaccarezza agrees to offer to the City the required storage at market rates that will be agreed to by both parties. The City accepts the equipment/items in as is condition with no assurances or warranties expected or implied.

It is understood and agreed that the City will attempt to utilize all the items donated, specifically including the basketball courts and the soccer arenas and surfaces, to provide various Parks and Recreation programs and services to the community. The City will attempt to utilize all the items as soon as possible. If any of the major items are not put to use or are not a key component of a City capital project, approved by City Council including funding for construction, within 24 months of the date of this letter, then all equipment/items will be returned to Mr. Vaccarezza, within 30 days and in the same condition received excepting normal wear and tear, with no further obligations of the part of the City of Lodi or Mr. Vaccarezza.

Our signatures below indicated agreement on these issues as presented in this letter.

Once again, thank you for your generous donation offer to our City.

Sincerely,

H. Dixon Flynn  
City Manager

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H. Dixon Flynn


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Dave Vaccarezza

From the Desk of

**David Vaccarezza**

## MEMO

To: Roger Baltz  
Lodi Parks and Recreation Dept.  
From: David Vaccarezza  
Date: December 20, 2001  
Re: Breakaway Sports



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Roger, enclosed please find a detailed list of what is available at Breakaway Sports.

Give me a call when you have the opportunity so we can go out and see the facility.

**Breakaway Sports Centers, LLC****Fixed Asset Schedule**

As of:

11/30/01

Description	Equip ID #	Date Acquired	Asset Cost
<b>Furniture &amp; Fixtures:</b>			
Pro-Shop Fixtures		11/01/99	4,509.06
Party Room Furniture		11/01/99	903.38
Total Furniture & Fixtures			8,258.35
<b>Equipment:</b>			
<b>Soccer</b>			
Arena #1		11/01/99	54,850.00
Scoreboard		11/01/99	3,555.75
Turf - Arena #1		11/01/99	64,102.34
Turf - Arena #2		11/01/99	33,731.00
Benches		11/01/99	614.18
Nets		11/01/99	3,823.21
Misting Fans		11/01/99	18,232.09
<b>Hockey</b>			
Arena #2		11/01/99	67,965.75
Scoreboard		11/01/99	3,555.75
Hockey Floor (Icencourt)		11/01/99	34,325.00
Benches		11/01/99	614.18
Nets		11/01/99	3,900.00
<b>Basketball</b>			
Floor - NBA		11/01/99	99,215.38
Floor - NCAA		11/01/99	29,487.00
Brass Floor Plates		11/01/99	480.00
Benches		11/01/99	581.36
Scoreboards		11/01/99	5,902.86
Standards (Hoops)		11/01/99	22,234.70
<b>Other</b>			
Snack Bar - Kiosk		11/01/99	56,284.00
Sales Tax on Kiosk Equipment		04/01/00	1,136.07
Snack Bar - Equipment		11/01/99	25,580.66
Party Room Dasherboard System		11/01/99	6,133.00
Bleachers		11/01/99	2,171.90
Cooling System		11/01/99	3,450.00
Gas Heaters		11/01/99	30,812.00
Murals		11/01/99	47,800.00
Padding on Structural Poles		11/01/99	5,749.98
Pro Shop Displays		11/01/99	2,000.00
Benches		04/01/00	858.72
Bleachers-M.A.S.A		05/31/00	2,179.50
Bleachers		02/28/01	1,344.12
Bleachers		03/31/01	590.48
Total Equipment			748,734.74

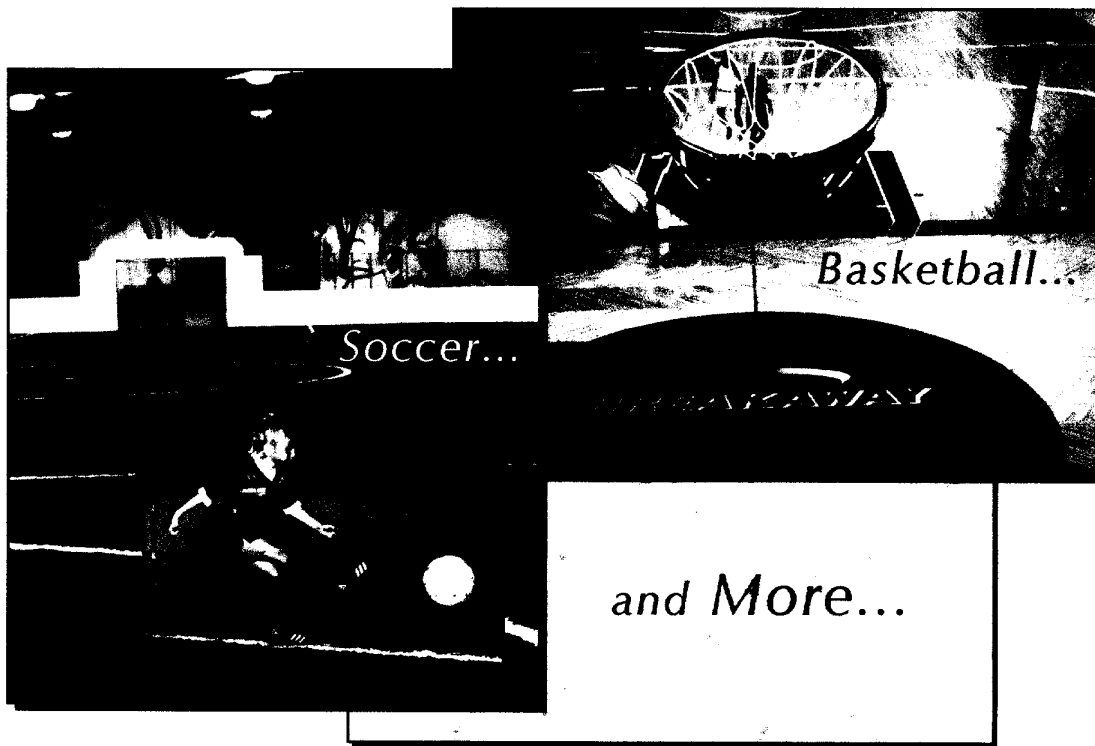
**Breakaway Sports Centers, LLC****Fixed Asset Schedule**

As of:

11/30/01

Description	Equip ID #	Date Acquired	Asset Cost
<b>Computer Equipment:</b>			
Smartcard I.D. System		11/01/99	9,002.05
Total Computer Equipment			12,840.78
<b>Buildings:</b>			
Modular Buildings		11/01/99	292,788.00
Permits		11/01/99	6,790.00
Total Buildings			299,578.00
Grand Total			1,069,411.87

# Breakaway Sports Centers, Incorporated



December 2001

Breakaway Sports Centers, Incorporated  
104 Industrial Court  
Galt, California 95632



DECEMBER, 2001

## **OVERVIEW**

The Company's goal has always been to provide customers with a high-quality, safe, fun and memorable place to play sports and work out on a regular basis. The company believes that its sports center is positioned to offer a packaged experience to consumers, be popular and universal, and have greater appeal than gyms or other sports venues by crossing age groups and interests and maintaining a quality orientation to selling services, retail and food items. The Company, located in Galt, California, 23 miles south of Sacramento, immediately off of Highway 99, is an enclosed, 65,000 square foot sports recreation and sports entertainment center that opened on November 13, 1999.

## **FACILITY VENUES**

The following is a brief list of key venues and amenities that have been incorporated into the Galt Center:

1. Soccer Fields (2)
2. Basketball Courts (2)
3. Roller Hockey Arena
4. Sports Cafe and Elevated Seating Area
5. Conditioning and Weight Training Area
6. Pro Shop
7. Sports Arcade
8. Party Room

## **FACILITY UTILIZATION**

In the past 12 months facility utilization has achieved significant growth. Breakaway Sports has seen over 400 youth and adult soccer teams in league play, in addition to numerous tournaments. There have been over 200 basketball teams participating in league play in those past seasons in addition to another 150 teams which have competed in tournament play.

Breakaway Sports utilizes *League Organizer* software to manage its player data base. There are over 3000 players registered in the player data base for the various sports. The data base information includes name, address, telephone and e-mail numbers, date of birth, sports played, team affiliations, and coaching relationships.

Street Address: 104 Industrial Court • Galt, California 95632 • Phone 209.744.2572 • Fax 209.744.8368



## **KEY FEATURES**

Key features of the Company's first Breakaway Sports Center are:

- NBA regulation-sized basketball court designed to attract players of all skill and experience levels.
- NCAA regulation-sized basketball court designed to attract players of all skill and experience levels.
- A regulation size indoor soccer field with an AstroPlay surface to make the playing substantially identical to an outdoor pro field.
- A regulation size indoor soccer field with an Astro Turf surface to make the playing substantially identical to an outdoor pro field.
- A roller hockey arena outfitted with a professional surface to promote high-level skating.
- Pro shop with a focused selection of sports items for players of all ages.
- Sports cafe featuring snack foods and fresh specialty items designed for quality and quick purchases.
- Party rooms that provide places for group functions such as birthday parties.
- Multiple changing rooms to promote ease of dressing for tournament and league sports.
- Quality membership service program to add value and convenience to the business.
- Safety features such as well lighted building exterior.

## **VENUE DESCRIPTIONS**

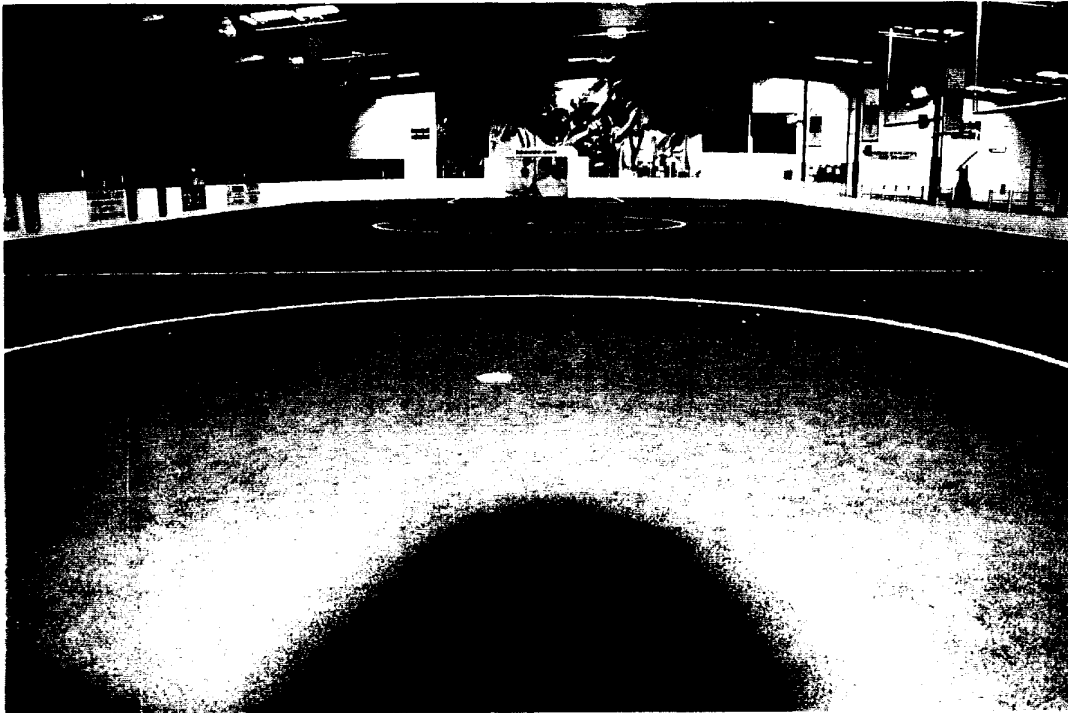
Below are more in-depth descriptions of key components of the Galt facility.

1. Sports Venue. Sports venues feature the highest quality surfaces available to players today. This includes an AstroPlay surface on the main soccer field, an Astro Turf surface on the second soccer field that was originally used by The Tacoma Stars, Ice Court surface on the hockey arena identical to that used in The X-Games, a regulation NBA hardwood surface from The Toronto Raptors on the main basketball court and an NCAA hardwood surface from The Florida Gators on the second basketball court. In addition, they are arranged to facilitate circulation, ease of access, and reduction of interference from players of different sports.
2. Retail. The retail store is 972 square feet and offers space for a highly focused and edited assortment of moderately priced sporting goods that relate directly to the sports venues featured at the center. The store can serve as a nexus for many activities including registration of players to play, sales and rental of items necessary to play games, registration of birthday parties, maintenance of database of players, promotional product offerings on Breakaway's website, initial handling of sponsorship, and trophies for awards.

3. Sports Cafe. The central core of the sports cafe is 230 square feet with a seating area of approximately 1,478 square feet. Highlights of items the cafe features include quality snack foods and drinks, such as coffee, iced tea, sports drinks, soda pop, hot dogs, pizza, pastries, pretzels and selected impulse foods like ice cream. The strategy is to sell foods that require limited time and labor to prepare. However, the cafe could upgrade the quality of its offerings over other similar cafes in sports facilities by offering such items as freshly brewed specialty coffees like cafe latte.

# ***ASTRO PLAY***

## **SOCCER TURF**



- **Regulation Size  
Indoor Field 180' x 85'**
- **15,300 Square Feet**
- **Blended Sand and Crumb  
Rubber Base - Includes  
Extra Material**



**FOR MORE INFORMATION  
CALL (209) 369-7242**

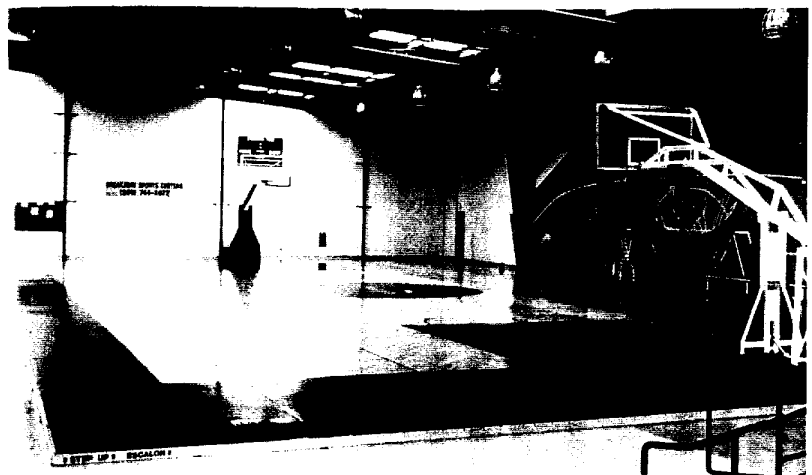
# NBA BASKETBALL FLOOR

FORMERLY USED BY THE  
***TORONTO RAPTORS***



- HERRINGBONE DESIGN
- EXPERIENCE THE FEEL OF THE NBA

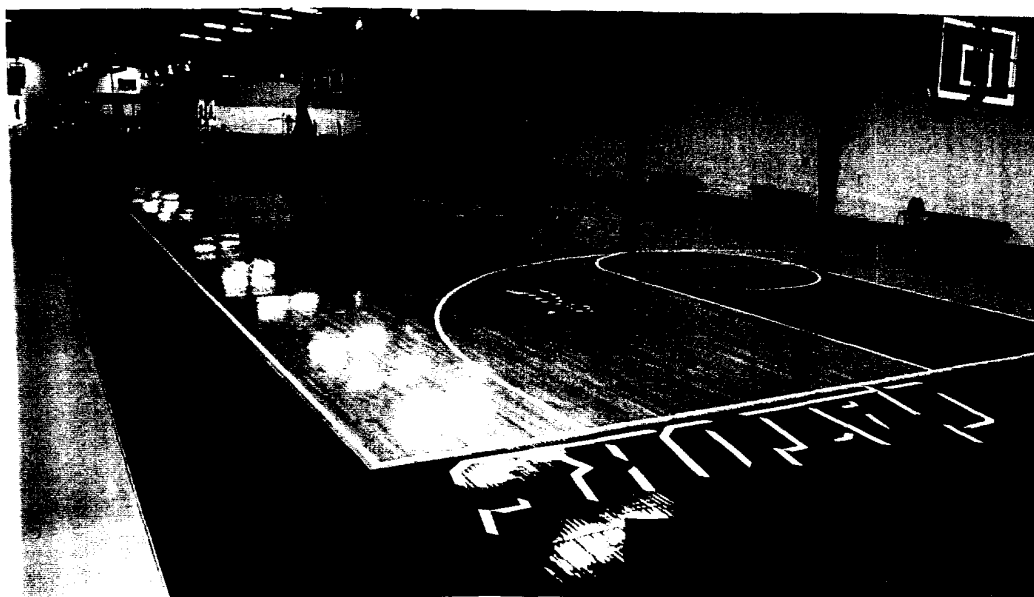
- PORTABLE
- HOOPS INCLUDED
- SCHELDE VOLLEYBALL FLOOR SLEEVES  
MODEL #62107



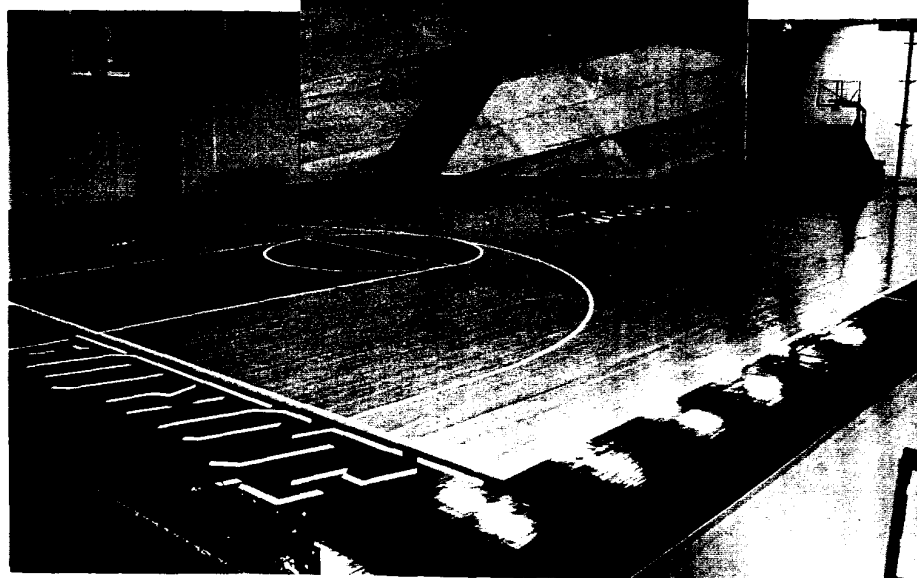
FOR MORE INFORMATION  
CALL (209) 369-7242

# NCAA BASKETBALL FLOOR

*FORMERLY USED BY THE  
FLORIDA GATORS*



- Portable
- Hoops Included  
3' x 5' x 1/2" Clear  
Acrylic/Aluminum  
Frame B.B., Bully  
Jr. Rim
- Adjustable Hoop  
Height
- Schelde  
Volleyball  
Floor Sleeves  
Model #62107

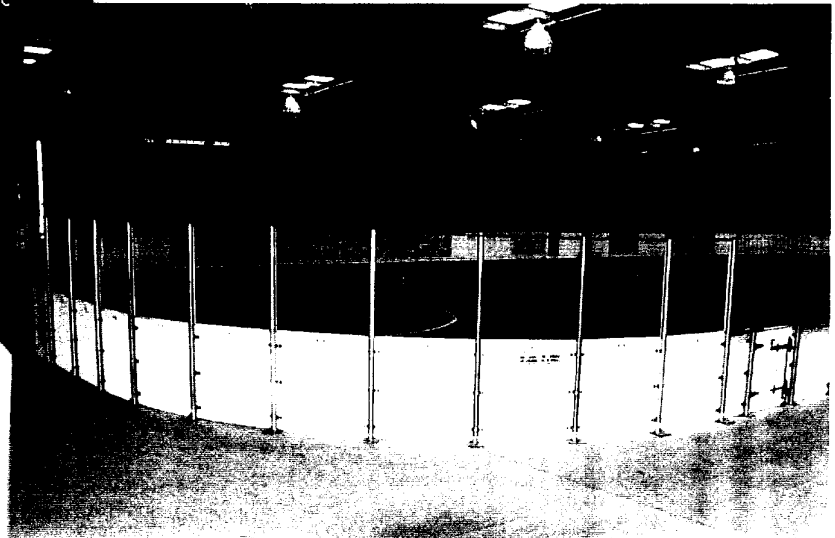


**FOR MORE INFORMATION  
CALL (209) 369-7242**

# **INDOOR SOCCER DASHER BOARD SYSTEM**



- **Manufactured by  
RMF Arena Systems**
- **Durable Composite  
Wall Design**
- **High Spectator Visibility  
with Plexiglass Panels**
- **Gates for Teams and  
Penalty Boxes**



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# SOCCER TURF



- **Used Formerly By The TACOMA STARS**
- **Regulation Size Indoor Field 180' x 85'**
- **Approximately 15,300 Square Feet**



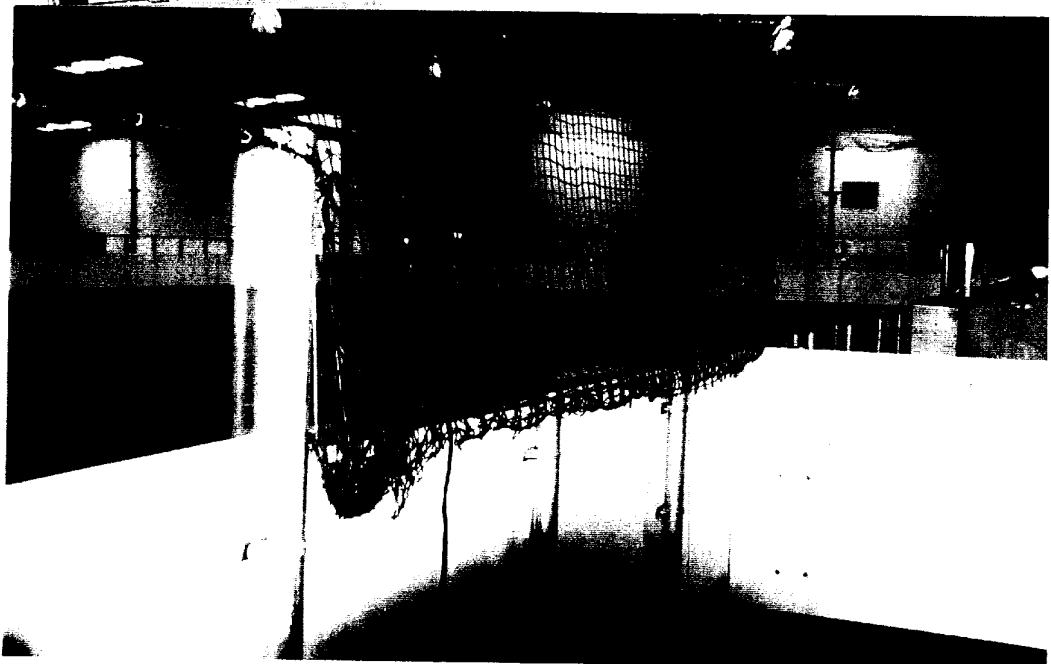
**CALL (209) 369-7242**

# INDOOR ROLLER HOCKEY DASHER BOARD SYSTEM



- Manufactured by RMF Arena Systems
- High Spectator Visibility with Plexiglass Panels
- Goals Transform for Soccer Use

- Durable Composite Wall Design
- Gates for Teams and Penalty Boxes



**FOR MORE INFORMATION  
CALL (209) 369-7242**



# ICE COURT ROLLER HOCKEY SURFACE

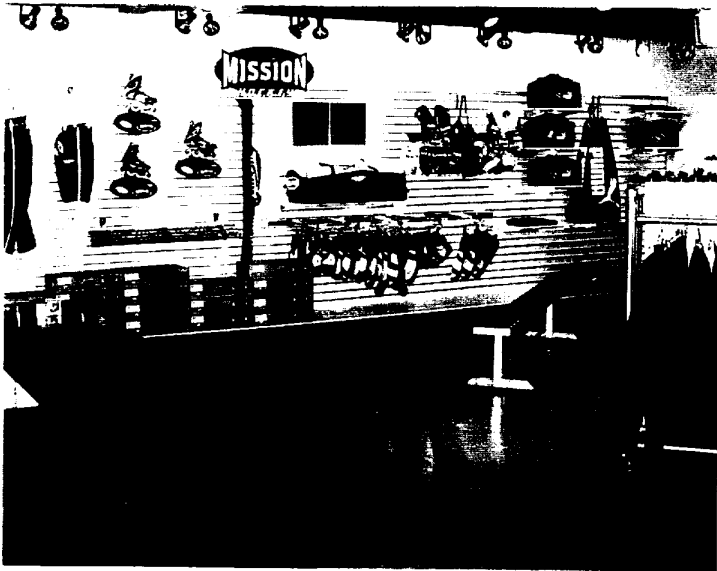


- As Used in X-Games
- 14,830 Sq. Ft.
- 22,520 Tiles
- High Traction Design
- Painted with Regulation Hockey Striping

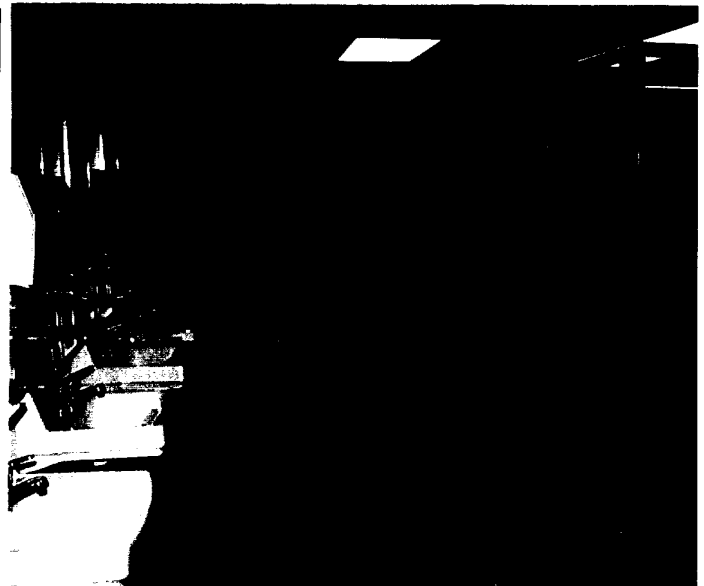


**FOR MORE INFORMATION  
CALL (209) 369-7242**

# FREE-STANDING MODULAR PRO SHOP & RESTROOMS



- 950 Square Foot Pro Shop



- Includes elevated Cafe seating area and 750 Square Foot Party Room



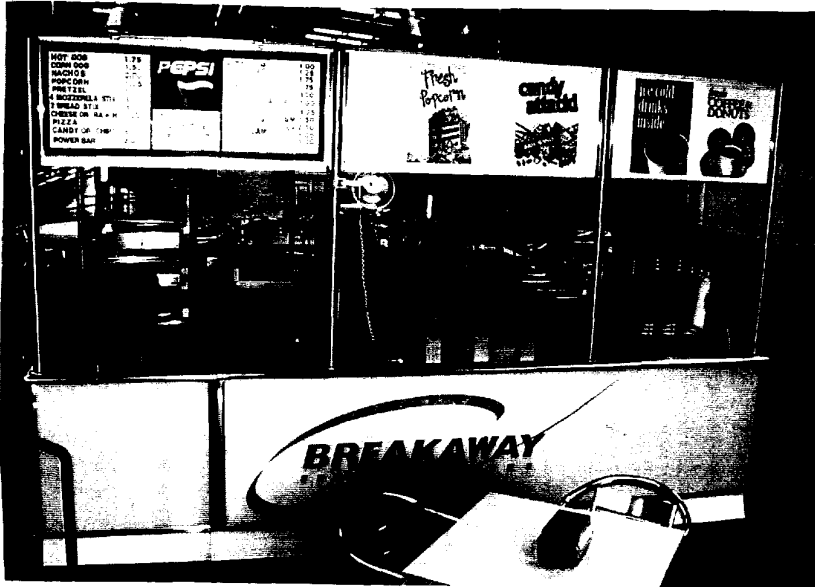
## RESTROOMS INCLUDE:

- Stalls
- Mirrors
- Toilets
- Towel Dispensers
- Sinks
- Urinals
- Soap Dispensers
- Toilet Seat Cover Dispenser

**FOR MORE INFORMATION  
CALL (209) 369-7242**

# FOOD CART

*LIKE NEW - limited use!!!*



- Manufactured by Mobile Solutions
- 2 Beverage Air Refrigerators Model #R134A
- 1 Beverage Air Freezer Model #R404A
- 1 HATCO Flav-r Savor Moisture Warmer Model #D030786
- Soda Fountain Hook-Up

**VERY CLEAN!!!**

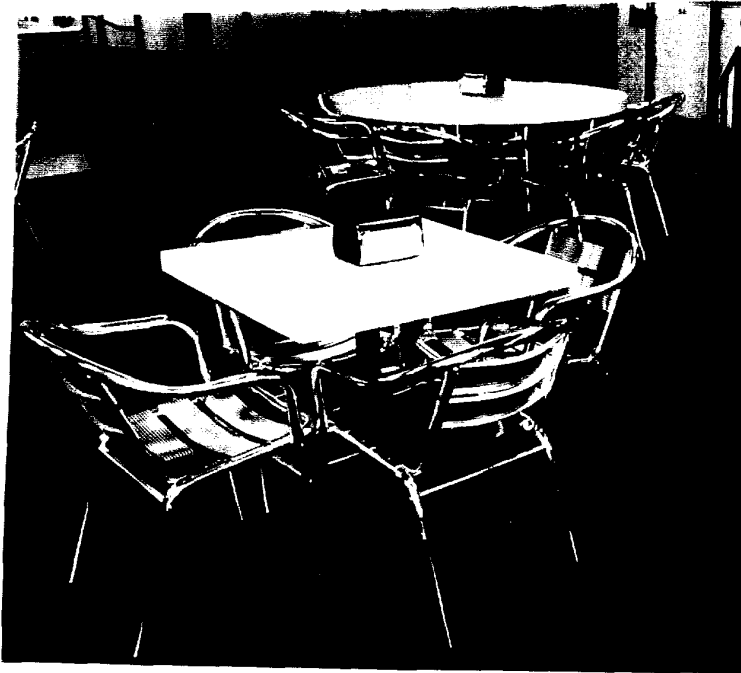
•50 ft. Stainless Steel Counter Space

•Meets Restaurant Quality Permitting Requirements



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# CAFE TABLES AND CHAIRS



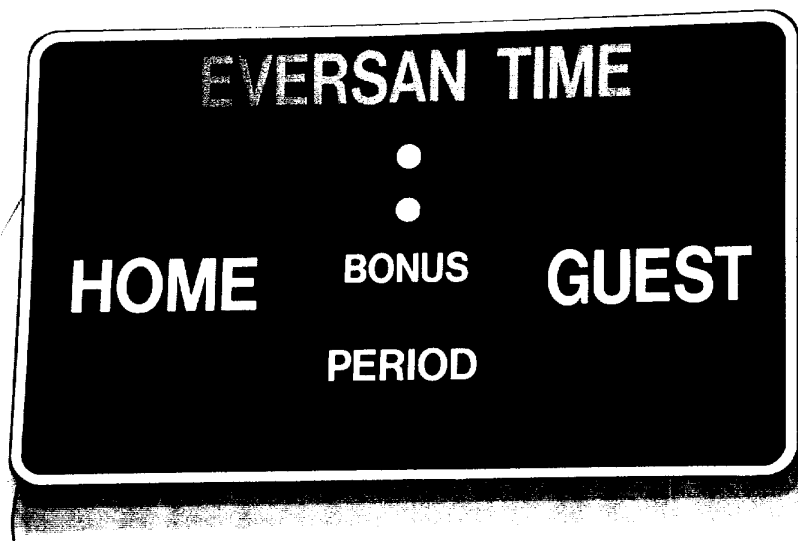
- 10 Square Tables
- 2 Round Tables
- 47 Metal Chairs

- 24 Grey  
Padded Chairs
- 31 Blue  
Padded Chairs



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# UNITEC BASKETBALL SCOREBOARDS



- **EVERSAN TIME**
- **Wall Mount**
- **Model 9750**
- **LED Lights**
- **Tabletop  
Controller**

- **EVERSAN  
TIME**
- **Indoor  
Table Top  
Scoreboard**
- **Model 9500**
- **LED Lights**



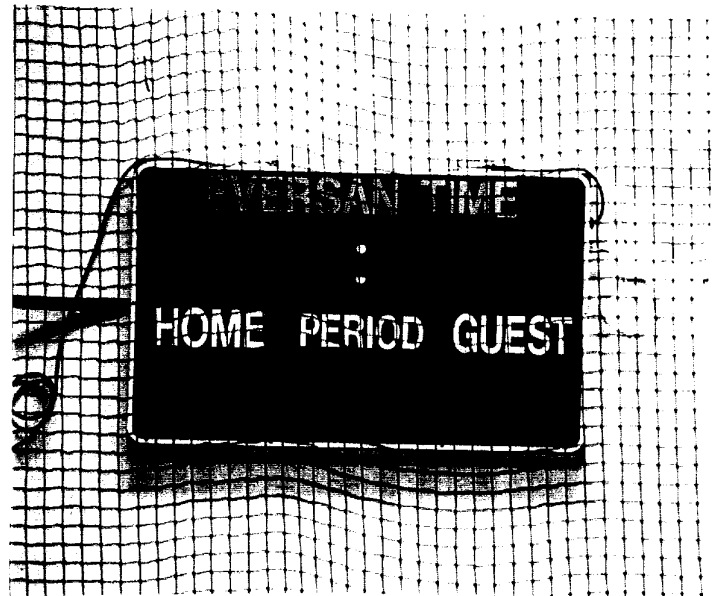
**FOR MORE INFORMATION  
CALL (209) 369-7242**

# SOCCER SCOREBOARDS



- **2 EVERSAN TIME  
Scoreboards**

- **Wall Mount**
- **LED Lights**
- **Tabletop Controller**

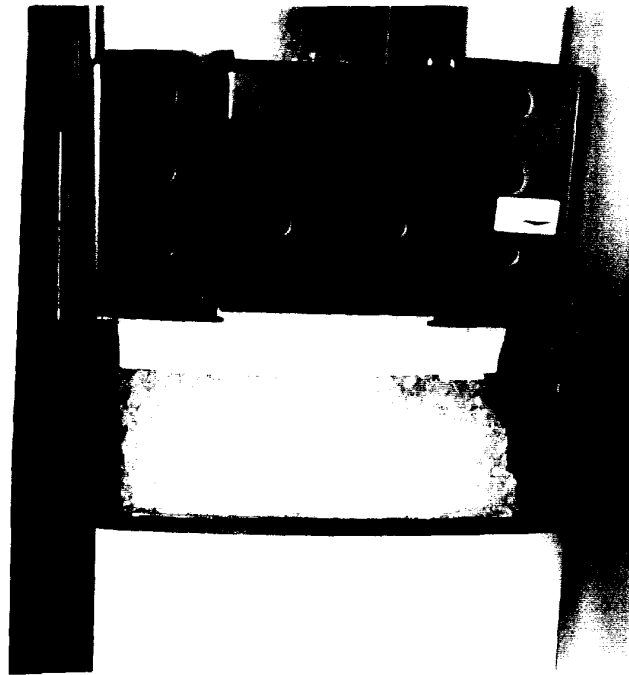


**FOR MORE INFORMATION  
CALL (209) 369-7242**

# MANITOWOC ICE MACHINE

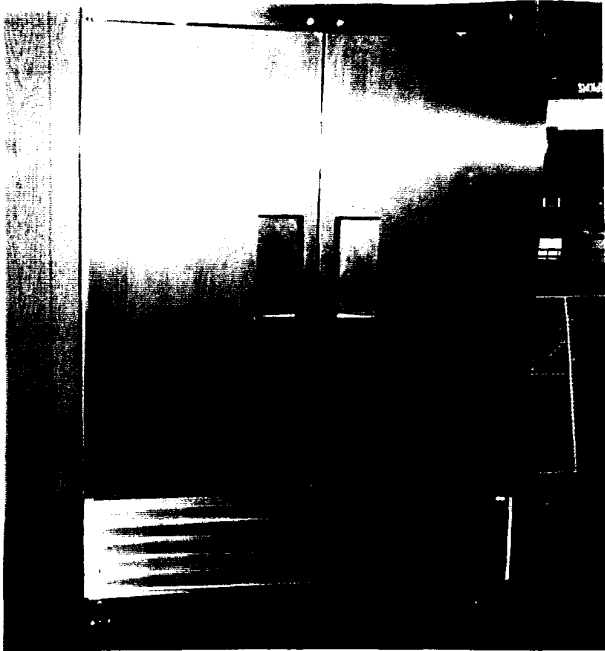
*LIKE NEW!!!!*

- LARGE CAPACITY
- MODEL #Q00453W
- 115 VOLT
- 11.9 AMPS



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# MANITOWOC ICE, INC. REFRIGERATOR



***LIKE NEW!!!!***

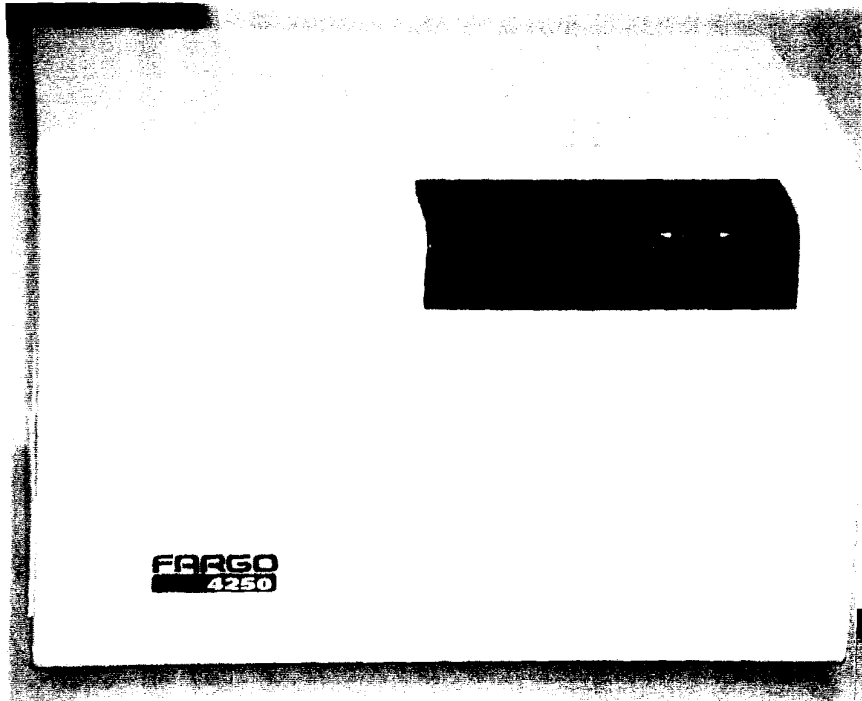
- **MODEL #T-49**
- **UNIT #AK4460Y**



**FOR MORE INFORMATION  
CALL (209) 369-7242**



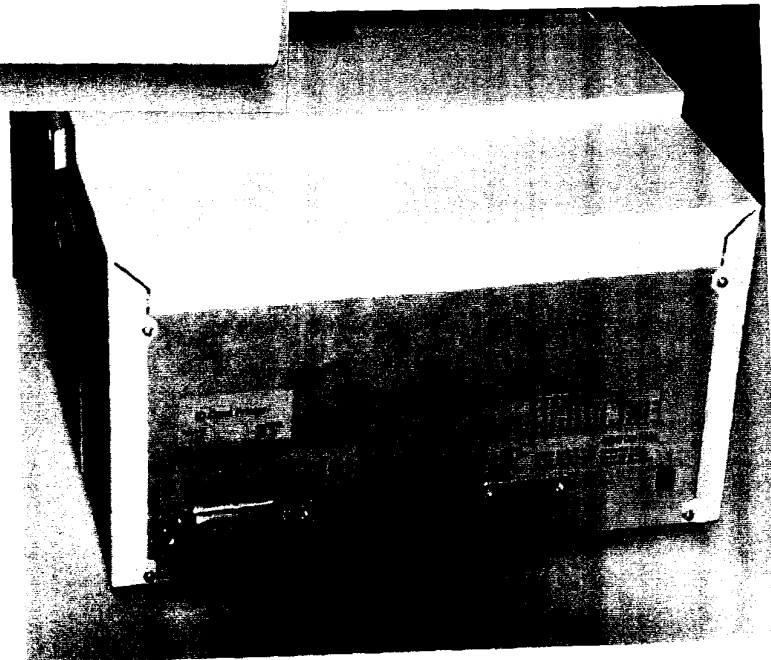
# SMART CARD MACHINE



*LIKE NEW!!!*

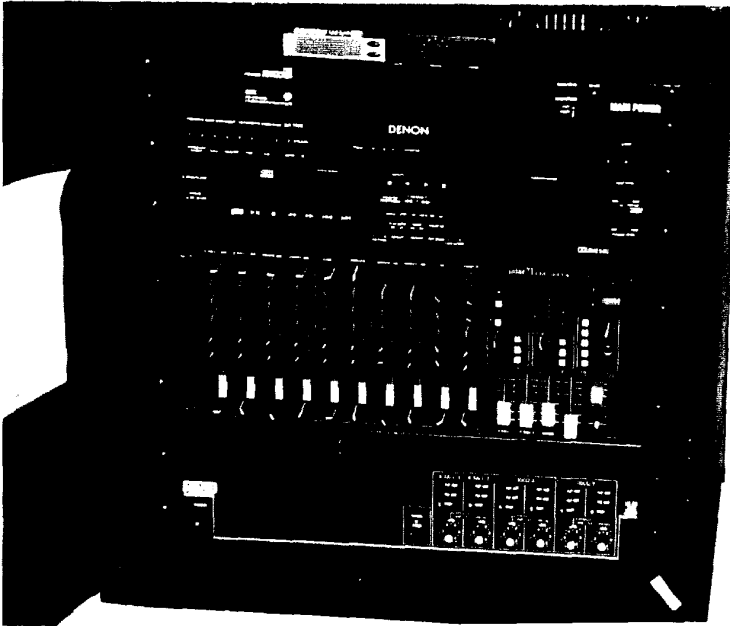
- MAKES PLAYER PASSES

- FARGO 4250
- MODEL # 081930



**FOR MORE INFORMATION  
CALL (209) 369-7242**

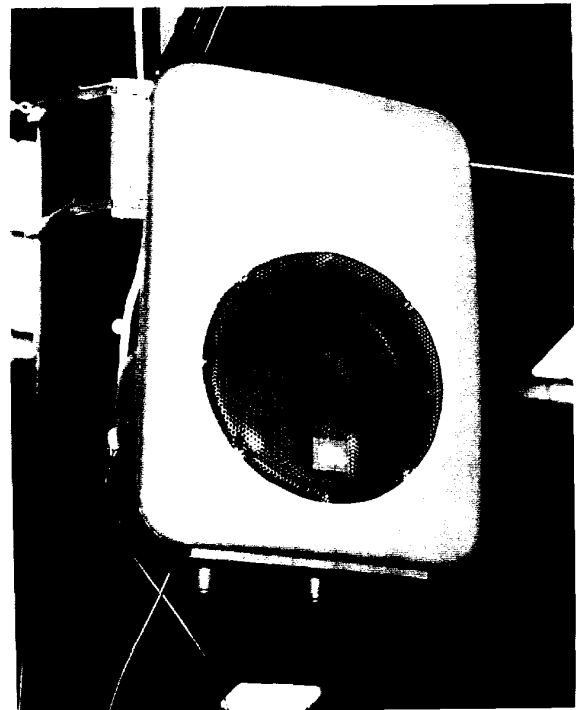
# **SURROUND SOUND AMPLIFIER LOUDSPEAKER SYSTEM**



## **Key Components Include:**

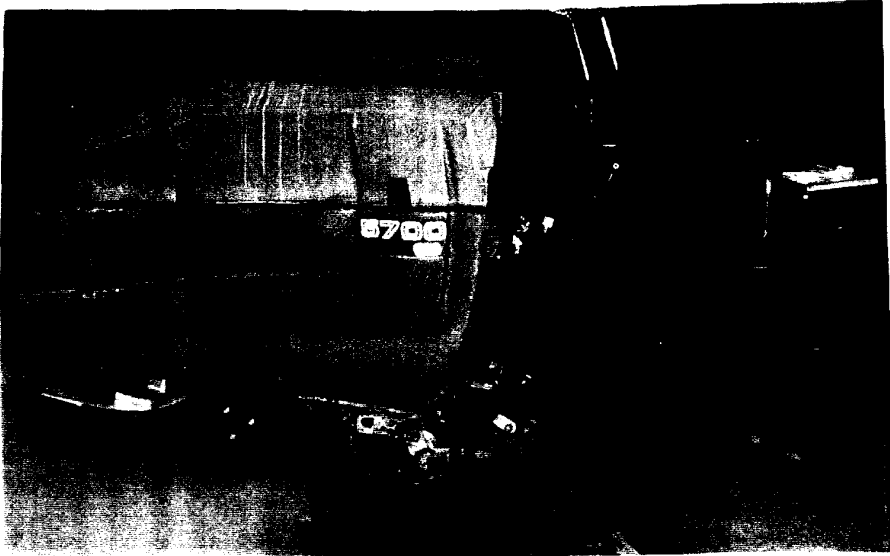
- **2 Rane 6-Channel Amplifiers**
- **Inter-M 4-Zone Mixer**
- **Denon CD-Cassette Combo Deck**
- **4 Microphones**

- **6 JBL Speakers**
- **Other Components and Accessories**



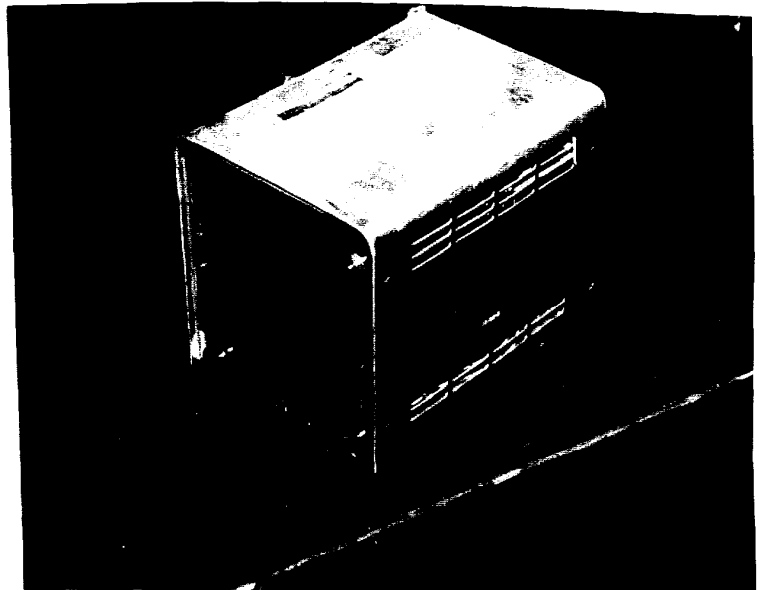
**FOR MORE INFORMATION  
CALL (209) 369-7242**

# TENNANT COMPANY FLOOR SCRUBBER



- **Model 5700**
- **Includes Attachments**
- **30 Gallon Solution Tank**
- **30 Gallon Recovery Tank**

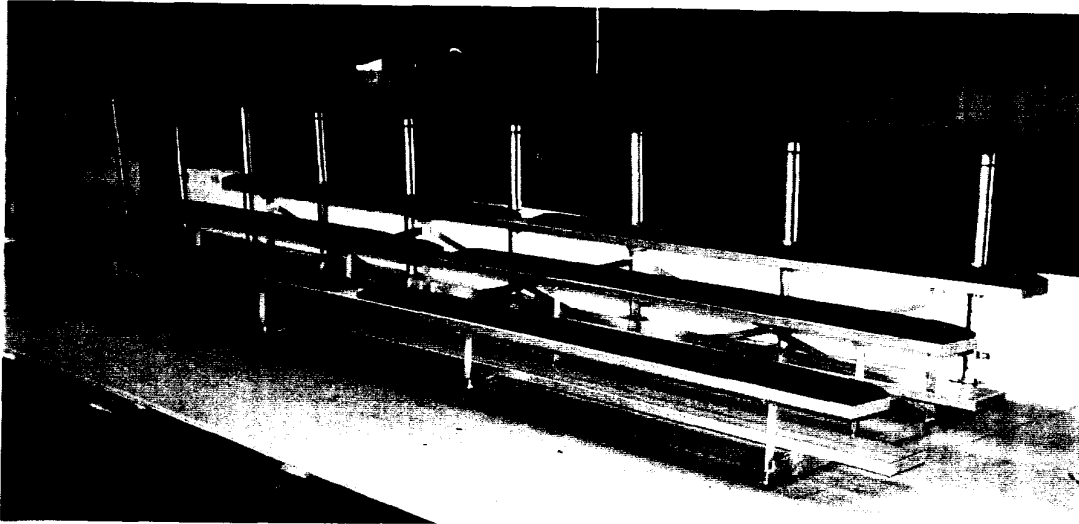
- **Includes 6 Batteries & 20 AMP Charger**



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# BLEACHERS

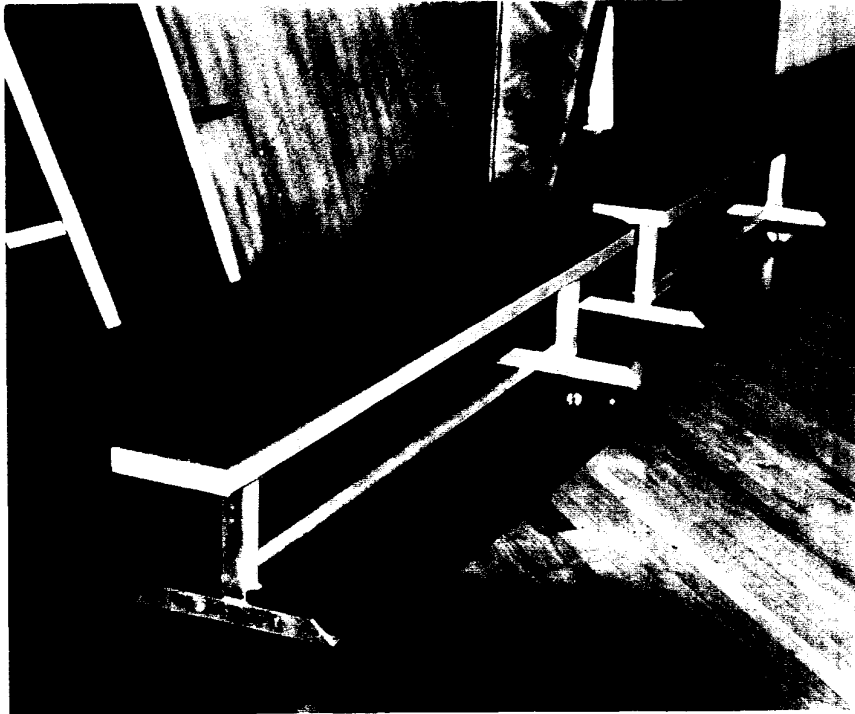
- 6 SETS AVAILABLE



- VINYL PADDED
- 3 ROWS HIGH
- 21 FEET LONG

**FOR MORE INFORMATION  
CALL (209) 369-7242**

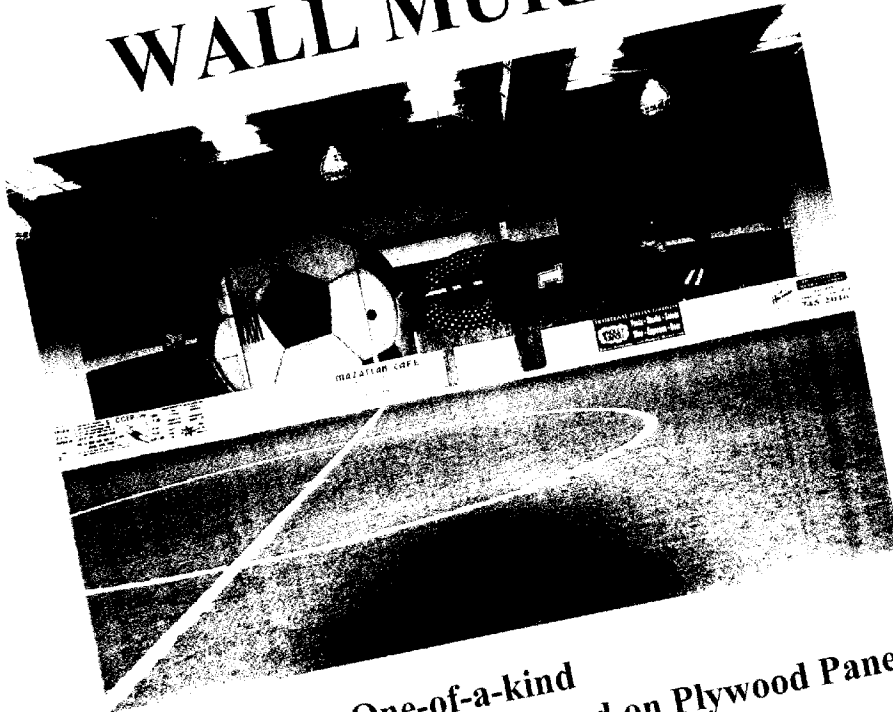
# PLAYER BENCHES



- 4 BENCHES AVAILABLE
- VINYL PADDED
- 7 FEET LONG EACH

**FOR MORE INFORMATION  
CALL (209) 369-7242**

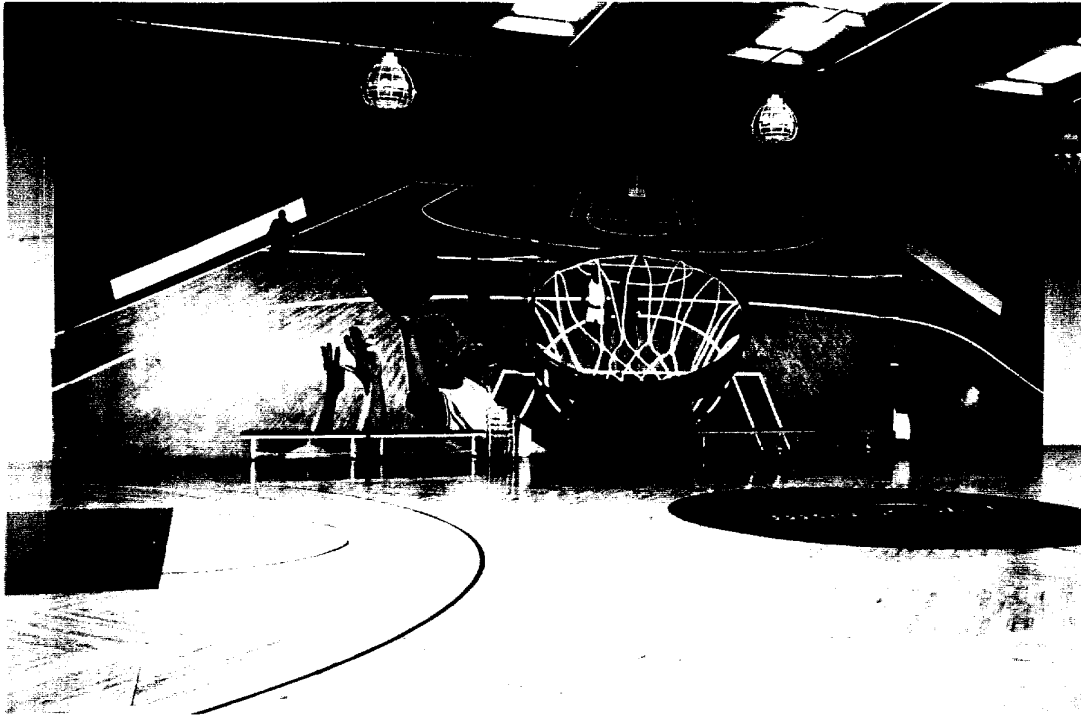
# SOCCER WALL MURAL



- One-of-a-kind
- Custom Painted on Plywood Panels
- App. 1,000+- sq. ft.

**FOR MORE INFORMATION  
CALL (209) 369-7242**

# BASKETBALL WALL MURAL



- One-of-a-kind
- Custom Painted on Plywood Panels
- App. 1,000+- sq. ft.

**FOR MORE INFORMATION  
CALL (209) 369-7242**

# WINNERS WALL MURAL

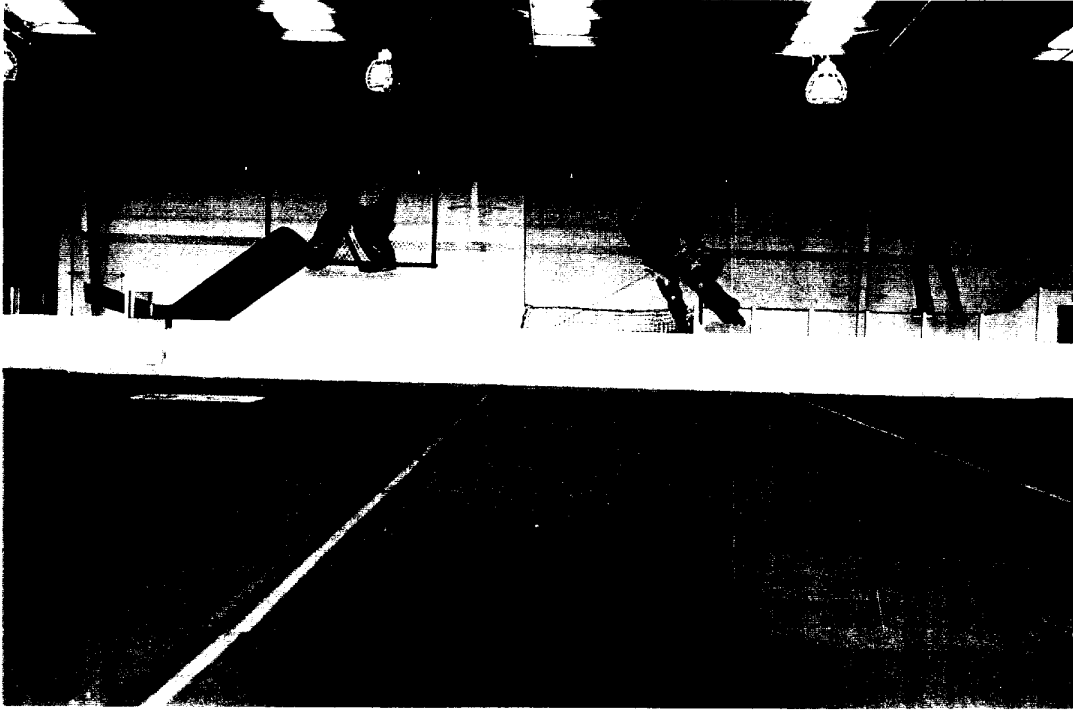


- One-of-a-kind
- Custom Painted on Plywood Panels
- App. 1,000+- sq. ft.

**FOR MORE INFORMATION  
CALL (209) 369-7242**



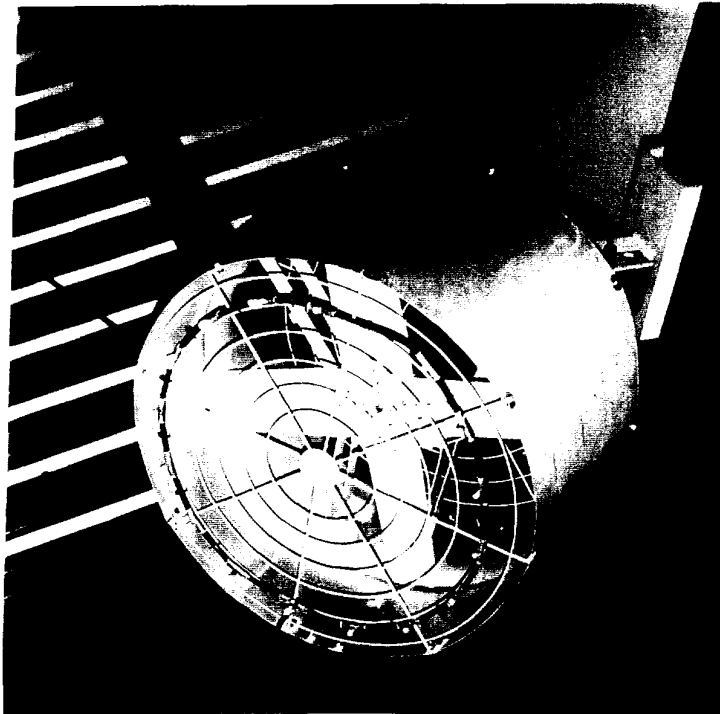
# ROLLER HOCKEY WALL MURAL



- One-of-a-kind
- Custom Painted on Plywood Panels
- App. 1,000+- sq. ft.

**FOR MORE INFORMATION  
CALL (209) 369-7242**

# UNIVERSAL FOG 6 FAN COOLING SYSTEM



- 30" Pole Mounted Oscillating Fans with Built-In Misters
- Pump Control Panel



**FOR MORE INFORMATION  
CALL (209) 369-7242**

# DESKS / DIVIDERS

- 2 RECEPTIONIST  
DESKS- BLUE



- 1 SET  
DIVIDERS  
WITH 6  
BASE  
HOLDERS

**FOR MORE INFORMATION  
CALL (209) 369-7242**